

265130

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AUG 14 1995

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 12

Recording requested by:
Recording Requested By
First American Title Insurance Company

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: **RZ-034-890**
3840 El Hijo St.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

12
2
m

Property Owner(s): **EL HIJO, a general partnership**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **November 9, 1989**, a waiver of parcel map for a lot line adjustment was granted for the real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which real property as described in said **Exhibit "A"** thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

7-802

PLANNING COMMISSION OF THE
CITY OF RIVERSIDESTEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: February 24, 1995

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California } ss
County of Riverside }On Feb. 24, 1995, before me Margaret I. Archambault
(date) (name)

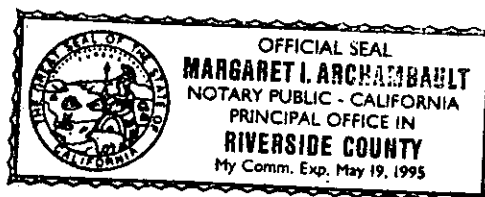
a Notary Public in and for said State, personally appeared

J. Craig Aaron

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
(x) Individual(s)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

EXHIBIT "A",

That portion of Lot 10 of Resubdivision of a portion of El Padro Rancho, as shown by map on file in Book 9, page 72 of Maps, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded May 25, 1973 as Instrument No. 68552 of Official Records of Riverside County, California;

Thence North $34^{\circ} 00' 00''$ West along the northwesterly prolongation of the southwesterly line of said parcel so conveyed, a distance of 3.75 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 64.42 feet;

Thence northwesterly along said curve, to the left, through a central angle of $45^{\circ} 00' 00''$, an arc distance of 50.60 feet to the end thereof;

Thence North $79^{\circ} 00' 00''$ West, a distance of 10.71 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 80.42 feet;

Thence northwesterly along said curve, to the right, through a central angle of $23^{\circ} 18' 36''$, an arc distance of 32.72 feet to a point in the northerly line of that certain parcel of land described in deed recorded February 20, 1945 in Book 662, page 259 of Official Records of Riverside County, California, the radial line at said point bears South $34^{\circ} 18' 36''$ West;

Thence South $56^{\circ} 00' 00''$ West along said northerly line and the southwesterly prolongation thereof, a distance of 189.70 feet to a point in the southwesterly line of said Lot 10;

Thence South $34^{\circ} 00' 00''$ East along said southwesterly line of Lot 10, a distance of 424.82 feet to the most southerly corner thereof;

Thence North $56^{\circ} 00' 00''$ East along the southeasterly line of said Lot 10, a distance of 234.00 feet to the most southerly corner of said parcel so conveyed to the City of Riverside;

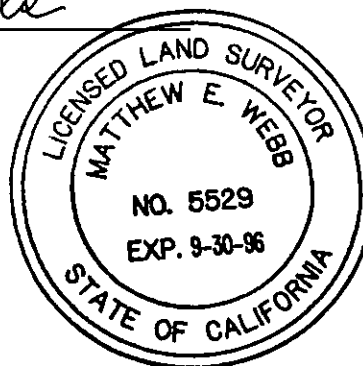
Thence North $34^{\circ} 00' 00''$ West along the southwesterly line of said parcel so conveyed, a distance of 340.80 feet to the point of beginning.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529

2/7/95
Date

Prepared by: dy
Checked by: dm



D/95-23 PMW

DESCRIPTION APPROVAL 2/14/95
Matthew E. Webb by WF
SURVEYOR, CITY OF RIVERSIDE

PARCEL "2" (CITY OF RIVERSIDE)

That portion of Lots 43, 44, 46, 47, and 48 of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37 of Maps, together with a portion of Central Avenue (formerly Hanton Street) as vacated per City Council Resolution No. 18648 recorded May 17, 1995 as Instrument No. 159082, both Records of Riverside County, California, more particularly described as a whole as follows:

Beginning at a point on the south line of said Lot 46 distant thereon North 89°59'30" West, 422.87 feet from the Southeasterly corner of said Lot;

Thence South 11°38'40" East, 3.47 feet to a point on a non-tangent curve concave Southeasterly having a radius of 844.00 feet, a radial line of said curve to said point bears North 11°38'40" West, said point being on the northerly line of Central Avenue;

Thence Southwesterly along said curve through a central angle of 34°55'41" an arc distance of 514.51 feet, to a point on the Northeasterly line of the property described as Parcel 1 in the deed to the County of Riverside, recorded February 25, 1955 as Instrument No. 12434;

Thence North 49°42'56" West, along said Northeasterly line 293.74 feet, to the Southwesterly corner of said portion of vacated Central Avenue;

Thence North 49°43'27" West, 92.83 feet, to the Northwesterly corner of said vacated portion of Central Avenue, said point being on the Northeasterly line of that certain parcel of land conveyed to the County of Riverside by a deed recorded July 1, 1954 in Book 1604 PAGE 191 of Official Records of Riverside County, California;

Thence North 49°42'10" West along said Northeasterly line, 263.65 feet to a point that is 761.00 feet Southerly, measured at right angles from the Northerly line of Lot 50 of said McClaskey Tract;;

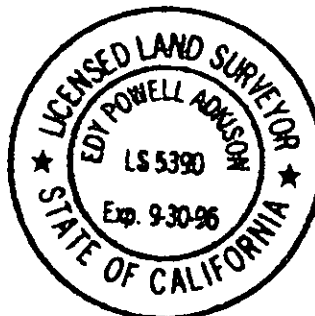
Thence parallel with said Northerly line, North 80°01'00" East, 211.42 feet;

Thence North 09°59'00" West, 88.16 feet to the Southerly line of the land described as exhibit "A" in the deed to Redevelopment Agency of the City of Riverside, California, recorded September 28, 1984 as Instrument No. 210873 of Official Records;

Thence South 68°27'22" East, along said Southerly line, 800.91 feet to the POINT OF BEGINNING;

said parcel contains 4.765 acres

DESCRIPTION APPROVAL *CRG/B*
Paul S. Brown by *WE*
 SURVEYOR, CITY OF RIVERSIDE



Edy Powell Adkison
 6-15-95